



DE CLARE LODGE

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14 De Clare Lodge
Westgate
Cowbridge
The Vale Of Glamorgan
CF71 7FR

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Asking price **£530,000**

A pristinely presented, light and airy, two double bedroom, garden facing first floor apartment. Nestled within the well-regarded 'Churchill' development, conveniently located within the heart of Cowbridge town centre.

Southerly aspect apartment enjoying elevated garden views

Hall, living/dining room, fitted kitchen, two double bedrooms, en-suite and dressing room to bedroom one, bathroom

Manicured communal gardens to be enjoyed by residents and guests

Private car parking located to the front

Use of residents' lounge/bar and guest suite (chargeable)

Central town location with all associated amenities a short level walk





The apartment's private accommodation comprises of a carpeted entrance HALLWAY with fitted ceiling light and a large cloaks cupboard housing the heating manifold, open shelving and sensor light. The main SITTING ROOM enjoys a south facing aspect with elevated garden views enjoying an airy feel with an inset electric fireplace, two fitted ceiling lights and a dining space with windows to the front. A glazed door leads to the KITCHEN with under counter lighting, fitted modern 'U' shaped run of wall and base

cabinets. Appliances to remain include a high-level oven and grill, induction hob, built-in washing machine, fridge and separate freezer, stainless steel sink and large window taking in pleasant garden views.

BEDROOM ONE is a generous double room with scenic garden views, fitted lights and walk-in dressing room with an array of useful hanging rails, open pigeonhole shelving and automatic light. In

addition a fully tiled EN-SUITE SHOWER ROOM with non-slip vinyl flooring, hand basin with storage below, plus fitted mirror and storage above, low-level WC with concealed cistern, double corner shower enclosure (mains fed) with fully tiled chrome heated radiator, light and extractor fan. BEDROOM TWO is a bright double bedroom with fitted carpet, ceiling light, mirrored double wardrobe and window with gardens views. The BATHROOM is finished to the same high specification as the en-suite with a 'Roca' white three-piece suite including panel bath with a mains power shower over.

The apartment can be accessed via a lift on the first floor. An intercom system located in the hallway provides great connectivity with guests and also care assistance. Residents can enjoy beautifully kept and professionally designed gardens with a number of seating areas. Inside a communal lounge and bar is a great benefit for both residents and visitors alike.

AWAITING FLOORPLANS





Directions

From our office walk Westerly along the High Street. After passing over the entrance to North Road, Turn right into the De Clare Lodge Development where the reception is found on the right hand side through a portico entrance with intercom access. What3Words: bottled.thinnest.await (to entrance portico)

Tenure

Leasehold
999 year lease from 2019.
Ground rent £625pa (next review 01.06.25).
Service charge £5,876.70pa (2025/2026).

Services

Mains water, drainage, gas and electricity
Council Tax Band D
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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